

LEGEND

- AE ASPHALT
- BL BUILDING
- BM BENCHMARK
- CL CENTER LINE
- CO CONCRETE
- CU CURB
- D.A.C.T. DRIVEWAY
- EA EASEMENT
- EG EDGE OF ASPHALT
- EP EDGE OF CONCRETE
- FF FINISHED FLOOR
- FL FLOW LINE
- FND FUND
- GA GRASS
- GRV GRAVEL
- HT HIGH TOP
- HC HEADWALL
- LS LANDSCAPE
- M.H.C.T. MONITORING WELL
- MW MONITORING WELL
- NA NATURAL
- OP OVERPASS
- OP.R.R.P.L.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS
- PP POWER
- PST PAVEMENT
- PMT PAVEMENT
- SK SANITARY
- SWK SIDEWALK
- ST STORM
- TB TOP OF BANK
- TBM TEMPORARY BENCHMARK
- TC TOP OF CURB
- TO TOP OF GRADE
- TS TOP OF SIDEWALK
- TP TOP OF PAVEMENT
- TR TOP OF RIM
- UE UTILITY EASEMENT
- UG UNDERGROUND
- WF WATER FENCE
- WM WATER METER
- WSE WATER SURFACE ELEVATION
- WV WATER VALVE
- ASPHALT LINE
- CONTOUR LINE
- FENCE LINE
- GAS LINE
- GRAVEL LINE
- HIGH BANK LINE
- POWER LINE
- SANITARY SEWER LINE
- SBO/TELEPHONE LINE
- STORM SEWER LINE
- WATER LINE

LEGEND

- SC STABILIZED CONSTRUCTION ACCESS
- RFB REINFORCED FILTER FABRIC BARRIER
- IPB INLET PROTECTION BARRIER
- SCA STABILIZED CONSTRUCTION ACCESS (20'x40')
- CTW CONCRETE TRUCK WASHOUT

FEMA

According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48041C0205F, revised APRIL 2, 2014 the subject tract is located in Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain.

BENCHMARK

Benchmark - Cotton Spindle set in the north side of power pole in the south right-of-way of SH 21 East of the entrance to Palm Harbor Village, ±3 feet East of the entrance to Palm Harbor Village, ±10 feet NW of a PVC fence, and ±25 feet SW of 2 mailboxes. Elevation of 358.87 ±3/32 (from TxDOT plans for State Highway 21)

TBM

Temporary Benchmark - TBM is the top of rim of a Sanitary manhole located at the intersection of State Highway 21 and Murphy road. TBM has an elevation of 350.23 feet, it is located approximately 27 feet West of the most westerly property corner of tract hereon.

NOTE: ADJUST -0.39 TO ALL POINTS TO MEET BENCHMARK ELEVATION.

NOTE: ALL UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND OBSERVATIONS ONLY. FOR UTILITY IN THE AREA CALL 1-800-DIG-TESS.

NOTE: ALL CONSTRUCTION STAKING OF SITE SHALL BE BASED ON ARCHITECT'S SITE DIMENSIONAL PLAN AND FOUNDATION PLAN. THE CIVIL DRAWINGS ARE BASED ON THE ARCHITECT'S SITE PLAN.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO INSURE OWNER THAT ALL PROPERTY CORNERS ARE TO REMAIN DURING ALL OF DEMOLITION, CONTRACTOR TO REPLACE AT HIS OWN EXPENSE ANY PROPERTY CORNERS DESTROYED OR DISTURBED DURING DEMOLITION OR CONSTRUCTION OF THE SITE IMPROVEMENTS.

ACCESSIBILITY SLOPE REQUIREMENTS:
LANDINGS: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE PARKING AISLE AND SPACE: 1:50 MAX. SLOPE ANY DIRECTION.
ACCESSIBLE ROUTE: 1:20 MAX. RUNNING SLOPE, 1:48 MAX. CROSS SLOPE.

ALL PROPOSED CONSTRUCTION SHALL CONFORM TO THIS REFERENCED SET OF CONSTRUCTION PLANS, DETAILS, AND ANY AND ALL PERMITS ISSUED BY ANY GOVERNMENT AGENCY FOR THIS REFERENCED PROJECT.

NOTE: THESE PLANS, PREPARED BY REKHA ENGINEERING INC. DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REKHA ENGINEERING INC. REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE TEXAS BILL'S 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70th LEGISLATION - REGULAR SESSION.

Revision/Issues
11/06/2015 ISSUED FOR BIDS AND PERMIT
02/02/2016 REVISED SITE PLAN AND CITY COMMENTS

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MTA MIKE TREADWAY ARCHITECT, INC.

BUSH'S CHICKEN
2701 STATE HIGHWAY 21
BRYAN, TX 77803

MTA
MIKE TREADWAY ARCHITECT, INC.
2400 Augusta Drive, Suite 100
Houston, Texas 77057
PH: 713-953-1985
FAX: 713-953-1068

CIVIL ENGINEERS AND LAND SURVEYORS
Houston, Texas 77050
Phone: 713-953-4080/81
Email: JAKE@MTA-ARCHITECT.COM
CONTACT: JOHN H. ENGLISH, SR. VICE PRESIDENT
TIFLS No. 10133600 TIFR No. F-3712

Sheet Title
STORM POLLUTION PREVENTION PLAN

Project: 15065
Date: 11/06/2015
Drawn: DAE
Checked: JHE
Sheet: **C4**

of C9

LANDSCAPE POINT CALCULATION								
	TAG	QUANTITY	SIZE	SCI. NAME	COMMON NAME	TYPE	VALUE	POINTS
	N/A	8	4 1/2" CAL. AND LARGER	VARIES	FROM CITY OF BRYAN PLANTING LIST	EXISTING CANOPY TREE	225sf	1,800sf
	QV	7	15-3" CAL.	QUERCUS VIRGINIANA	LIVE OAK	CANOPY TREE	200sf	1,400sf
	CM	3	15-3" CAL.	LAGERSTROEMIA INDICA	CRAPPE MYRTLE	NON-CANOPY TREE	150sf	450sf
	RI	164	2-15 GAL.	RAPIHOLEPIS INDICA	INDIAN HAWTHORN	SCREENING SHRUB	10sf	1,640sf
	NT	340sf	N/A	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	GROUND COVER	0.01sf	3sf
	N/A	1,375sf	N/A	ANTHOXANTHUM ODORATUM	BUFFALO GRASS	TURFGRASS	0.01sf	13sf
							25,306sf	

GEN. LANDSCAPE NOTES

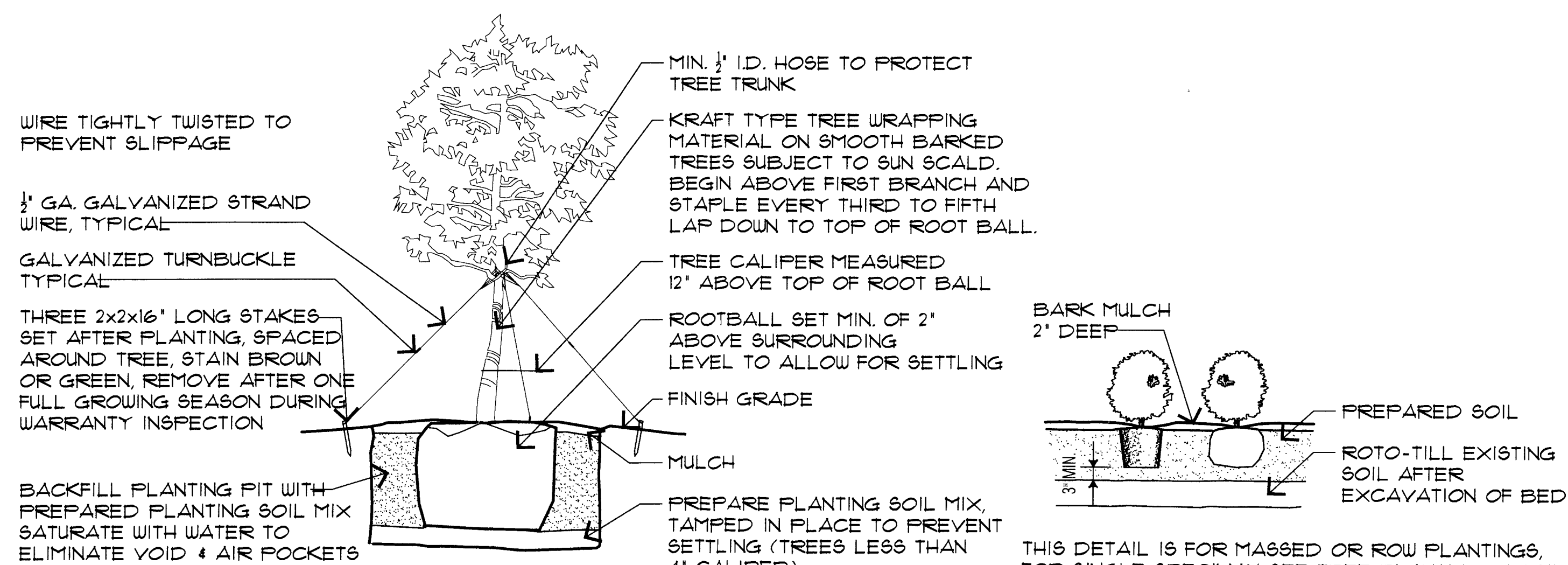
- TREES TO BE PLANTED SHALL BE SIX FEET OR MORE IN HEIGHT AND MEASURE A MINIMUM OF 1 1/2" IN CALIFER WHEN MEASURED 12" FROM THE BASE OF THE TRUNK.
- ALL LANDSCAPING SHALL BE IRRIGATED BY EITHER UNDERGROUND SPRINKLER SYSTEM, OR HOSE ATTACHMENT WITHIN 150'.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- AN IRRIGATION SYSTEM SHALL BE DESIGNED TO SERVICE ALL NEW PLANTING AND INSTALLED BY A CERTIFIED INSTALLER BEFORE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

LANDSCAPE REQUIREMENTS

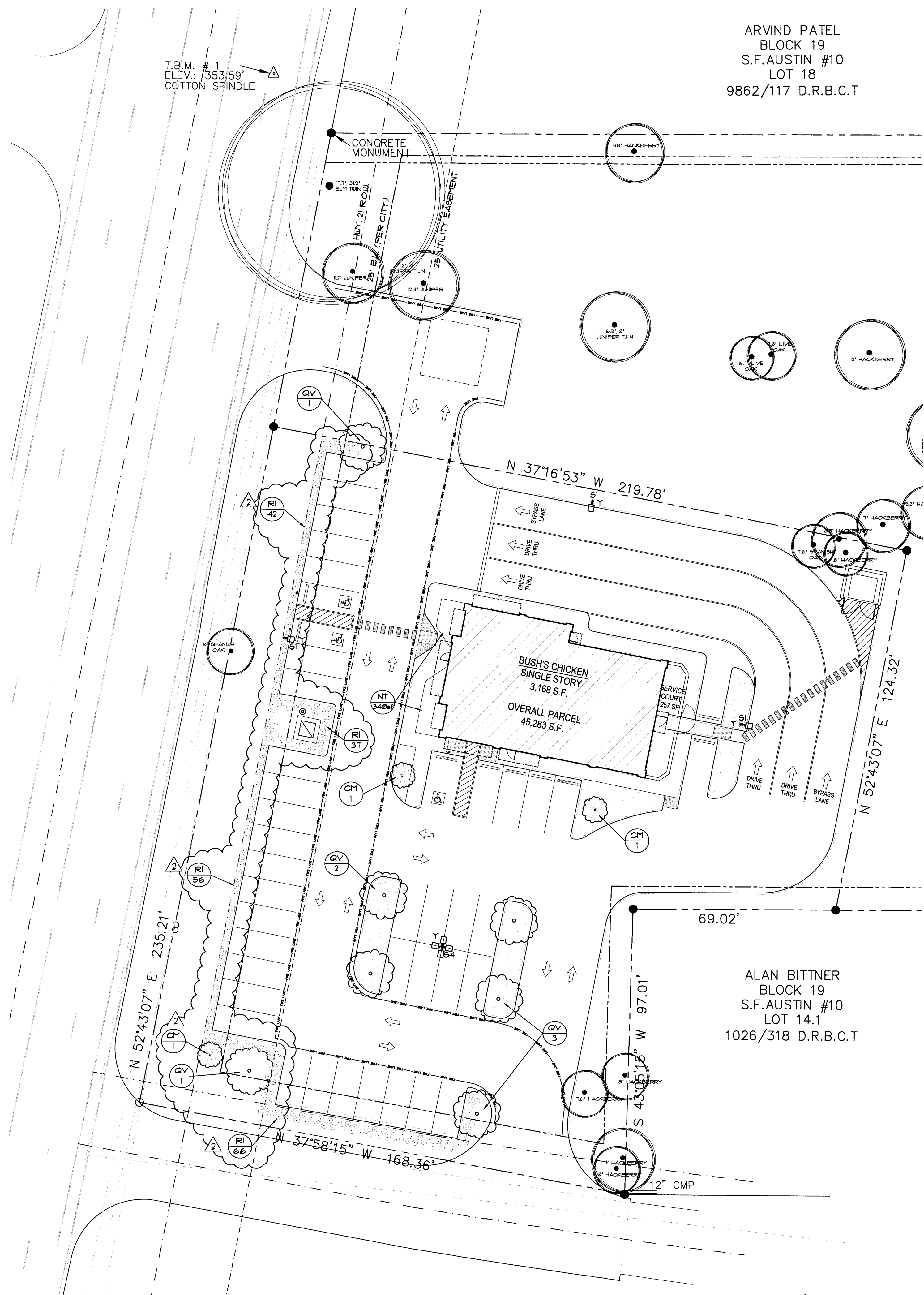
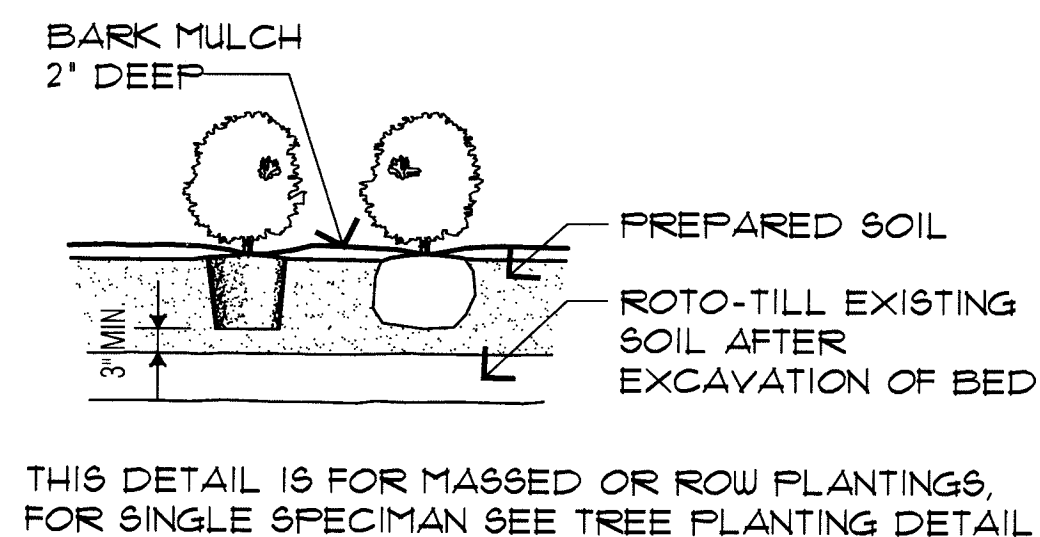
AREA REQUIREMENTS: AN AREA EQUAL TO 15% OF THE DEVELOPED AREA SHALL BE REQUIRED TO BE LANDSCAPED:			
-LANDSCAPED AREA:	35,140sf x .15 = 5,271sf	REQUIRED	PROVIDED 5,306sf
TREE REQUIREMENTS: NOT LESS THAN 50% OF THE AREA TO BE LANDSCAPED SHALL BE PLANTED IN TREES:			
-TREE AREA:	5,306sf x .50 = 2,653sf	REQUIRED	PROVIDED 3,650sf
CANOPY TREE REQUIREMENTS: NOT LESS THAN 50% OF THE TREES PLANTED IN THE AREA TO BE LANDSCAPED SHALL BE CANOPY TREES:			
-CANOPY TREE AREA:	2,653sf x .50 = 1,327sf	REQUIRED	PROVIDED 3,200sf
PARKING LOT TREE REQUIREMENTS: ONE TREE REQUIRED FOR EACH PARKING LOT END ISLAND:			
-PARKING END ISLANDS: 9 islands	9	REQUIRED	PROVIDED 10

LANDSCAPE PLAN LEGEND

	AREA TO BE ESTABLISHED WITH SOD. (ALL OTHER DISTURBED AREAS TO BE ESTABLISHED WITH HYDROSEED)
	'YY' INDICATES ABBREVIATION FOR PLANT MATERIAL.
	'X' INDICATES QUANTITY OF PLANT MATERIAL IN EA. LOCATION

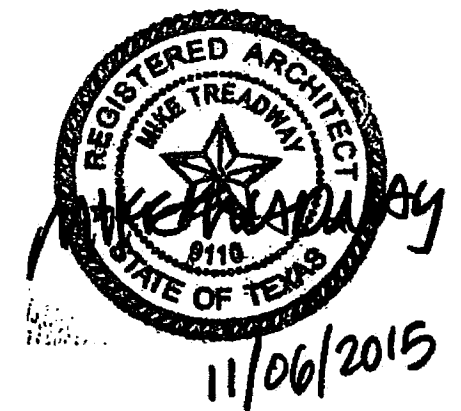


2 SHRUB PLANTING DETAIL



1 SITE PLAN

Revision/Issues
11/06/2015 ISSUED FOR BIDS AND PERMIT
02/02/16 SITE DEVELOPMENT REVIEW RESPONSE
02/02/16 SITE DEVELOPMENT REVIEW RESPONSE



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MTA MIKE TREADWAY ARCHITECT, INC.

BUSH'S CHICKEN
2701 E STATE HIGHWAY 21
BRYAN, TX 77803

Owner Information:
Aggeland Chicken, LLC
Contact: Todd Scott
1: 32 Overlook Ridge Dr.
Belton, TX 76513
o. 251.511.518

MIKE TREADWAY ARCHITECT, INC.
2400 Augusta Drive, Suite 100
Houston, Texas 77057
PH: 713-953-1985
FAX: 713-953-1068

MTA
Sheet Title
Landscape Plan

Project: 15065
Date: 01/12/2016
Drawn: BL
Checked: MT
Sheet:

1.01
or

SITE GENERAL NOTES

- 1.0 REFER TO CIVIL DRAWINGS FOR THE CONCRETE PAVING JOINT PATTERNS AND CONSTRUCTION JOINT DETAILS.
- 2.0 REFER TO THE LANDSCAPE DRAWINGS FOR THE LOCATION OF IRRIGATION CONTROLLERS AND POP UP VALVES TO BE INSTALLED THE LANDSCAPE STRIP BETWEEN THE SIDE WALK AND THE PARKING LOT.
- 3.0 CONTRACTOR SHALL FIELD VERIFY GRADE ELEVATION OF EXISTING ROADWAY PAVING RELATIVE TO SPECIFIED PARKING LOT PAVING ELEVATION TO CONFIRM THAT THE SPECIFIED PARKING LOT PAVING ELEVATION DOES NOT EXCEED ROADWAY ELEVATION BY MORE THAN 12" TYPICAL TO INSURE THAT DRIVEWAY APRONS SHALL NOT BE TOO STEEP. SEE CIVIL DRAWINGS FOR DRIVEWAY CURB CUT APRON DETAILS.
- 4.0 REFER TO CIVIL SITE UTILITY PLAN FOR SITE FIRE LINE SUPPLY TO THE SHELL BUILDING IN THIS CONTRACT AND TO FUTURE BUILDINGS TO BE CONSTRUCTED UNDER SEPARATE BUILDING PERMIT PACKAGES, INCLUDING CHECK VALVES CONNECTION VAULTS, METERS AND UTILITY LINE TAPS.
- 5.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
- 6.0 DEMOLITION/ CONSTRUCTION WASTE- SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING THE DEMOLITION/ CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND OR/ METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- 7.0 FIRE SPRINKLER SYSTEM- POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
- 8.0 POTABLE WATER PROTECTION- ALL DEVICES, AFFURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
- 9.0 IRRIGATION SYSTEM-POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.

20 SITE GENERAL NOTES

NO SCALE
RE: 1A2.01

PARKING CALCULATIONS TABLE

BUILDING USE	GROSS AREA	REQ'D PARKING RATIO	PARKING REQ'D	HC REQ'D
DRIVE-IN RESTAURANT	10298 SF DINING	8 + 1 PER 508 SF DINING	30 SPACES	1-STD/1-VAN
SPACES PROVIDED			42 SPACES	2-STD/1-VAN

CONCRETE PAVING NOTES

LOCATION	PAVING THICKNESS	REBAR SPACING
DUMPSTER PAD/ADJACENT	1"	5" @ 18" O.C. EA. WAY
ALL DRIVE LANES	6"	5" @ 24" O.C. EA. WAY
ALL PARKING SPACES	5"	4" @ 24" O.C. EA. WAY

SITE PLAN NOTES

- NAME OF PROJECT: BUSH'S CHICKEN
- ADDRESS: 2701 STATE HIGHWAY 21 BRYAN, TX 77803
- LEGAL DESCRIPTION: SFA #10, BLOCK 19 LOT 16 (TR-275) C-3
- ZONING: VACANT
- EXISTING USE: RESTAURANT
- OVERALL SITE AREA: 45,283 SF
- SETBACKS: PER CITY OF BRYAN ORDINANCES

NOTE: THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY PER FEMA'S FLOOD INSURANCE RATE MAP PANEL 48041C0205F. EFFECTIVE DATE: APRIL 2, 2014

GREASE TRAP AND SAMPLING WELL NOTES

- SIZE OF GREASE TRAP: 2000 GALLONS
- HEAVY TRAFFIC DUTY DUCTILE IRON MANHOLE FRAME AND SOLID COVERS PROVIDE CONCRETE OR MASONRY EXTENSIONS AS REQUIRED.
- REINFORCE TOP, BOTTOM AND SIDES W/ #4 REBAR AT 6" O.C.E.W. WITH RETURN BENDS.
- GREASE INTERCEPTOR SHALL MEET OR EXCEED REQUIREMENTS, CAPACITY, CONSTRUCTION, ETC. SET FORTH BY THE CITY OF BRYAN, TX. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL WITH LETTER OF COMPLIANCE AND ACCEPTANCE BY CITY AUTHORITIES.

4" HIGH RED STRIPE
4" HIGH WHITE LETTERING
FIRE LANE-NO PARKING-TOW AWAY ZONE

ALL CURBS AND CURB ENDS DESIGNATED AS FIRELANES ON PLANS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE-NO PARKING-TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET (15') APART.

2 FIRE LANE STRIPING DETAIL

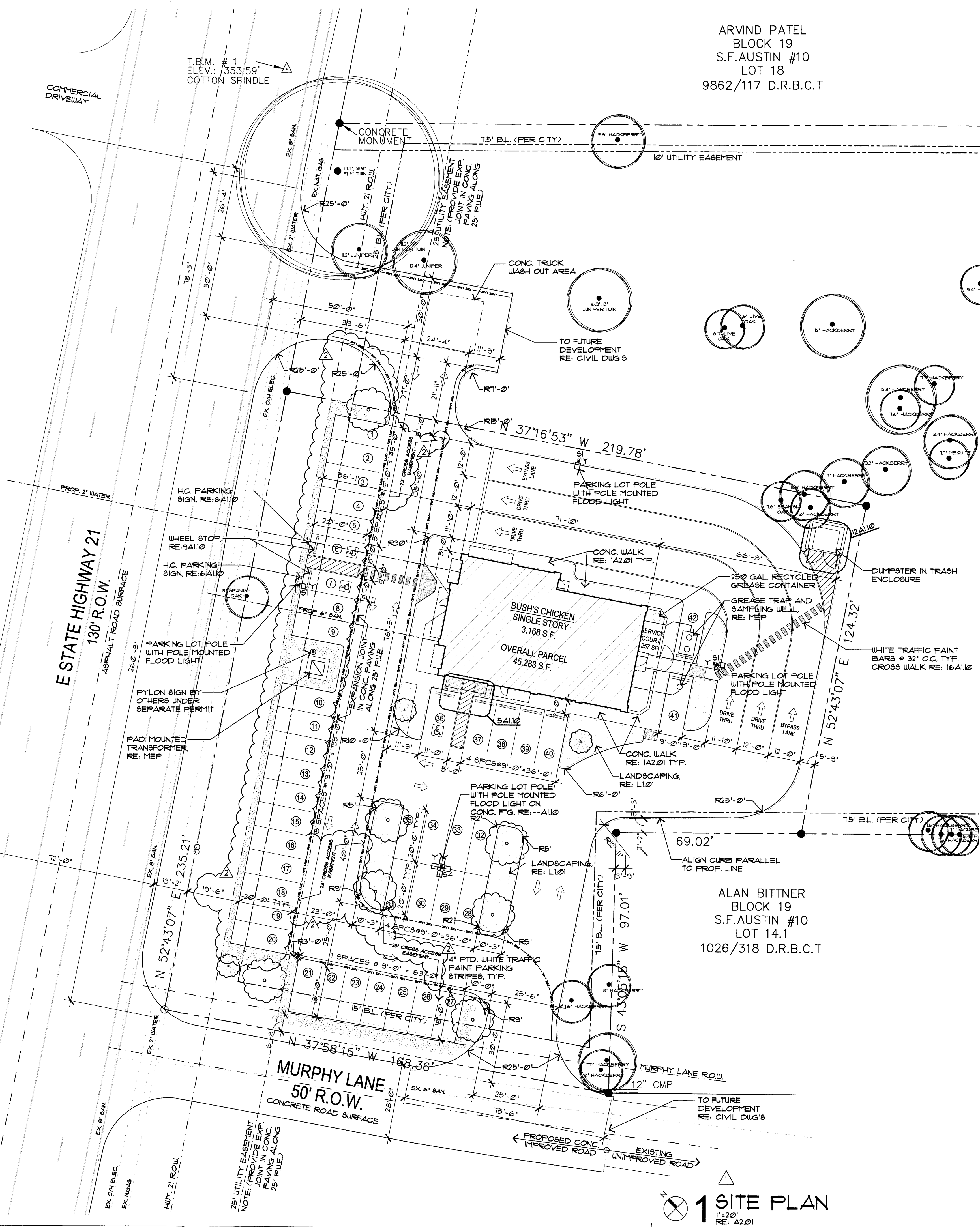
N.T.S.
RE: 1A1.01

ACCESSIBILITY GENERAL NOTES

- 1.0 ALL ACCESSIBLE ROUTES & ACCESSIBLE PARKING AISLES SHALL NOT EXCEED A 2% SLOPE IN EITHER A LONGITUDINAL OR CROSS SLOPE DIRECTION TYPICAL FROM PARKING SPACES AND PUBLIC SIDEWALK TO BUILDING ENTRANCES.
- 2.0 ALL HANDICAP STRIPING, SIGNAGE AND ACCESSIBLE ROUTES FROM PARKING SPACES TO STORE ENTRANCES SHALL BE PROVIDED TO MEET THE TEXAS ACCESSIBILITY STANDARDS IN ALL RESPECTS. A COPY OF THE STANDARDS IS AVAILABLE FOR REFERENCE FROM THE ARCHITECT.
- 3.0 ALL PORTIONS OF THE STRIPED ACCESSIBLE ROUTES SHALL NOT EXCEED A SLOPE OF 2% IN ANY DIRECTION, LONGITUDINAL OR CROSS SLOPE, TYPICAL.
- 4.0 THRESHOLDS AT STORE ENTRANCES SHALL NOT EXCEED A MAXIMUM HEIGHT OF 1/2" PROJECTION ABOVE THE SIDEWALK OR THE STORE FINISH FLOOR. ALL CHANGES IN ELEVATION SHALL NOT EXCEED 1/4" ABRUPT OR 1/2" AT A 45 DEGREE TAPERED ANGLE.
- 5.0 SEE DETAIL 6A11.0 FOR TYP. CURB RAMP PLAN.

1 SITE ACCESSIBILITY NOTES

NO SCALE
RE: 1A2.01



ARVIND PATEL
BLOCK 19
S.F.AUSTIN #10
LOT 18
9862/117 D.R.B.C.T

ALAN BITTNER
BLOCK 19
S.F.AUSTIN #10
LOT 14.1
1026/318 D.R.B.C.T

1 SITE PLAN
1"=20'
RE: A2.01

Revision/Issues
1/26/2015 ISSUED FOR BIDS AND PERMIT
2/2/2016 SITE DEVELOPMENT REVIEW RESPONSE
2/2/2016 SITE DEVELOPMENT REVIEW RESPONSE

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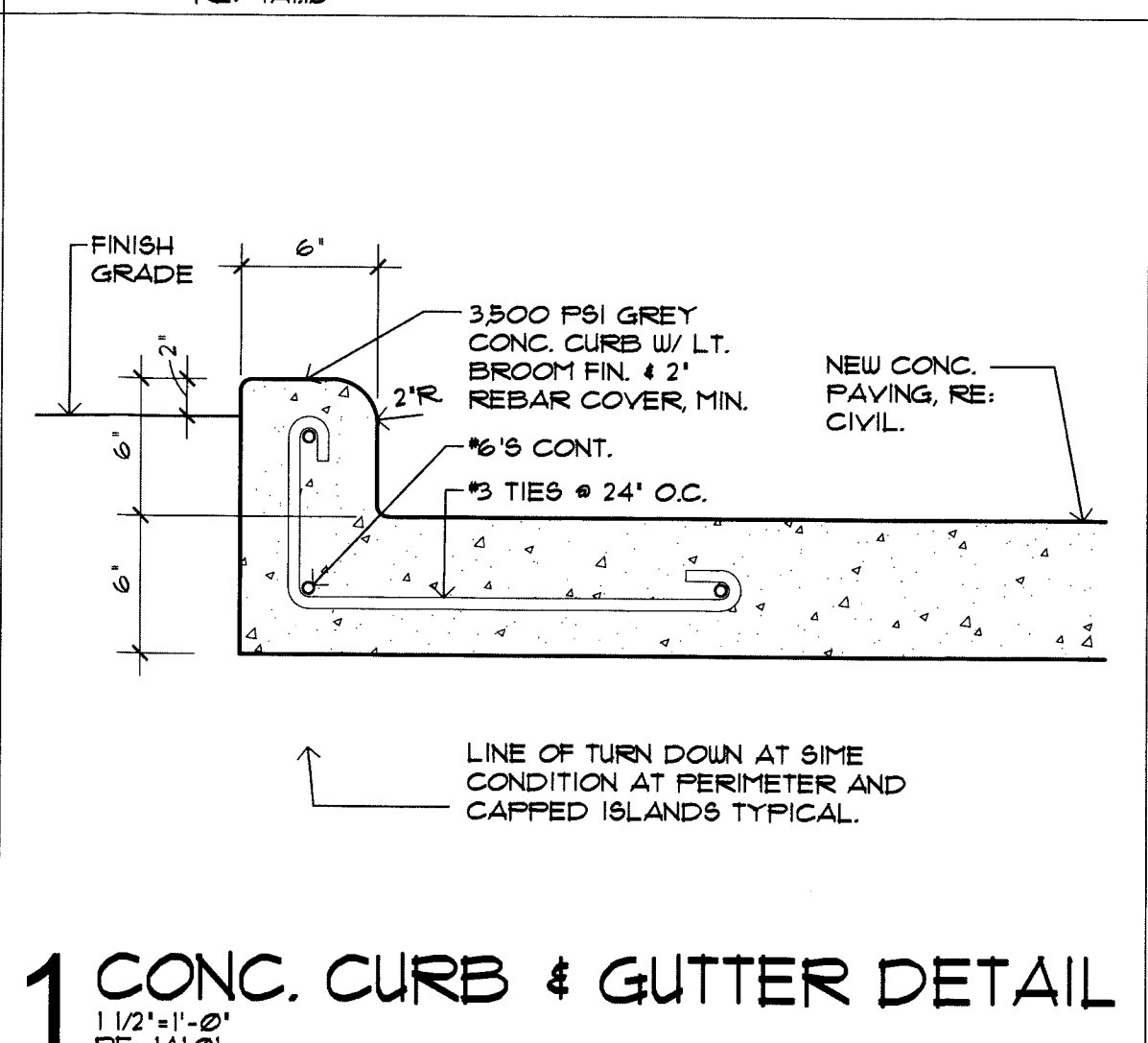
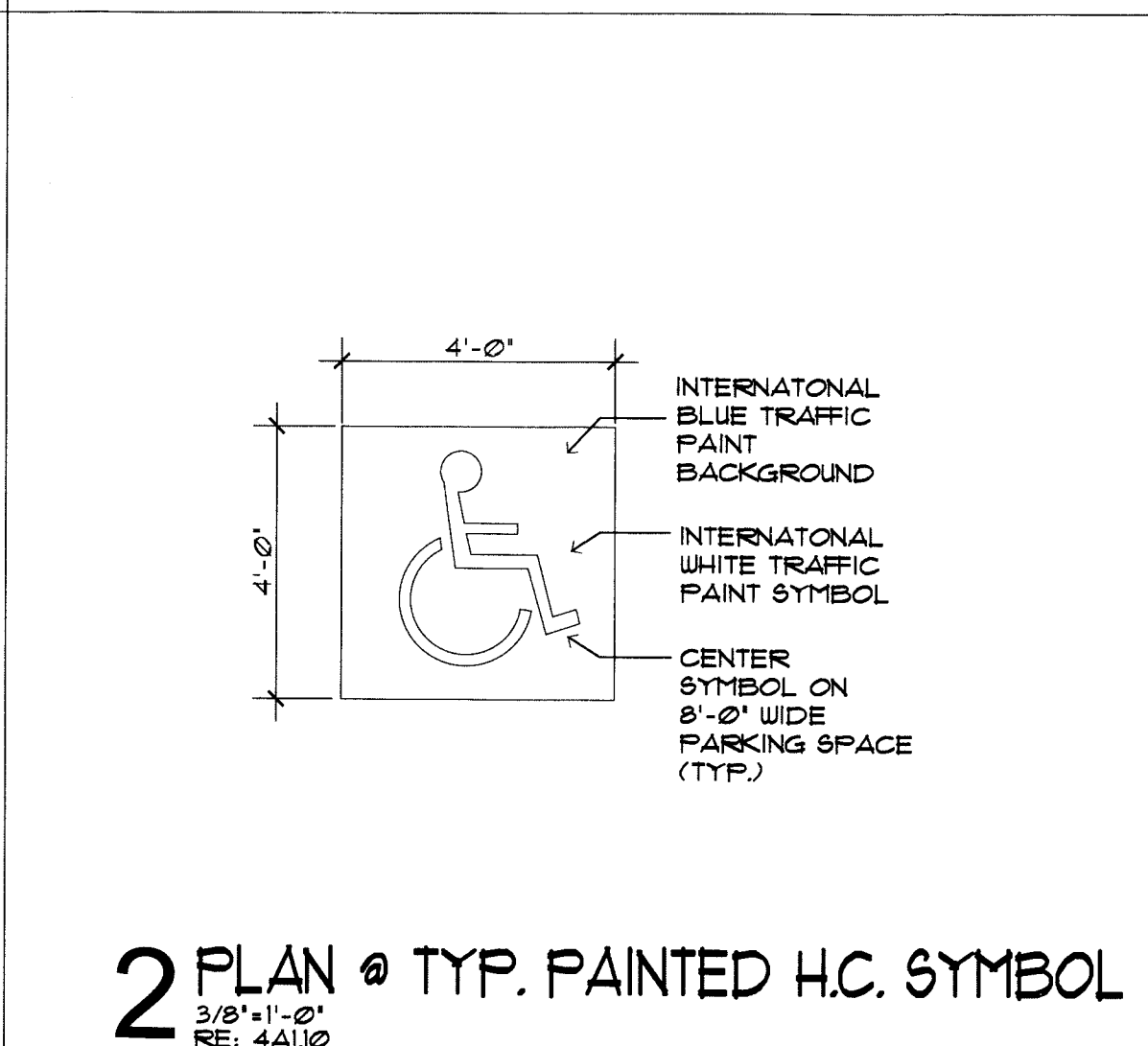
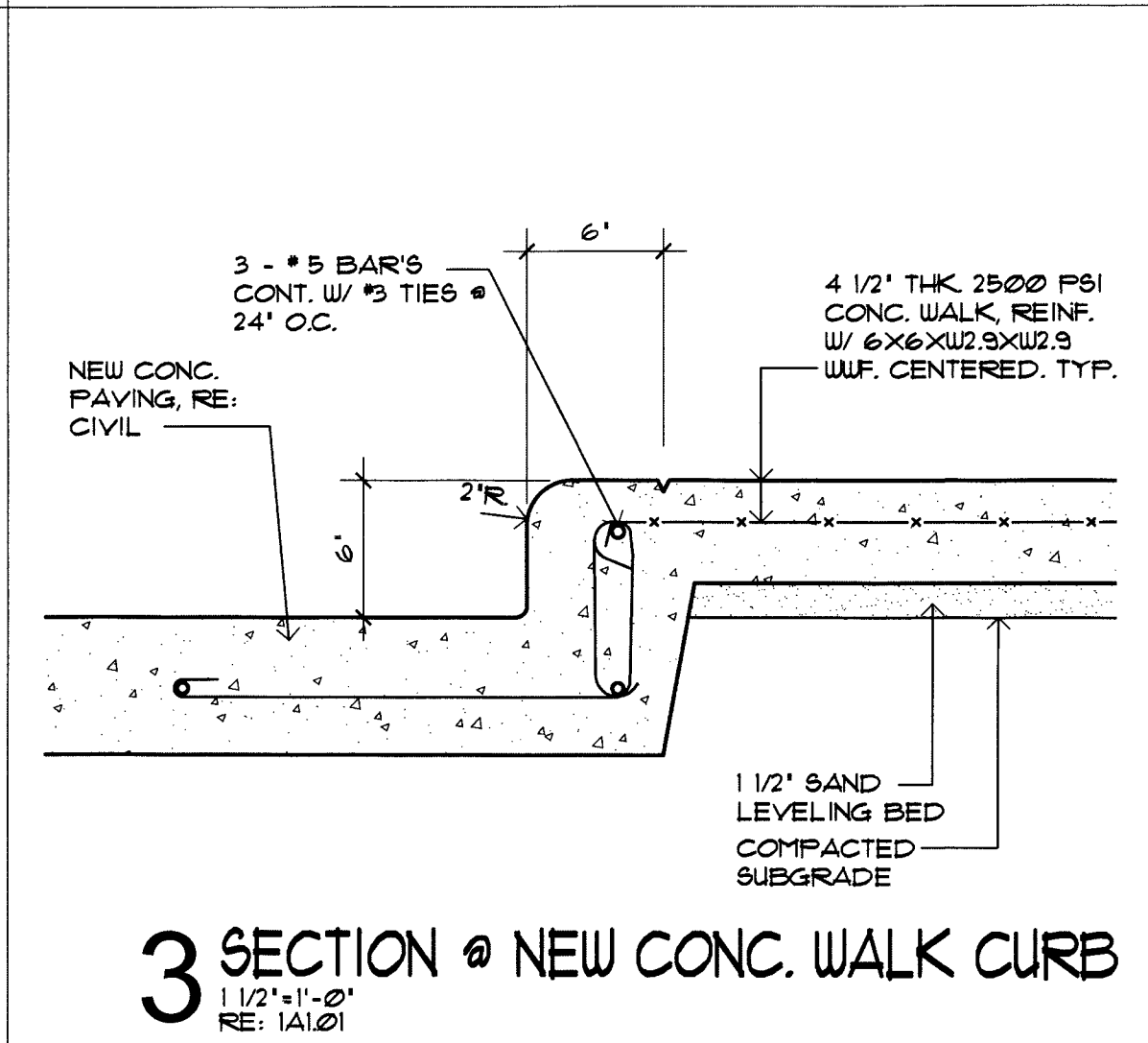
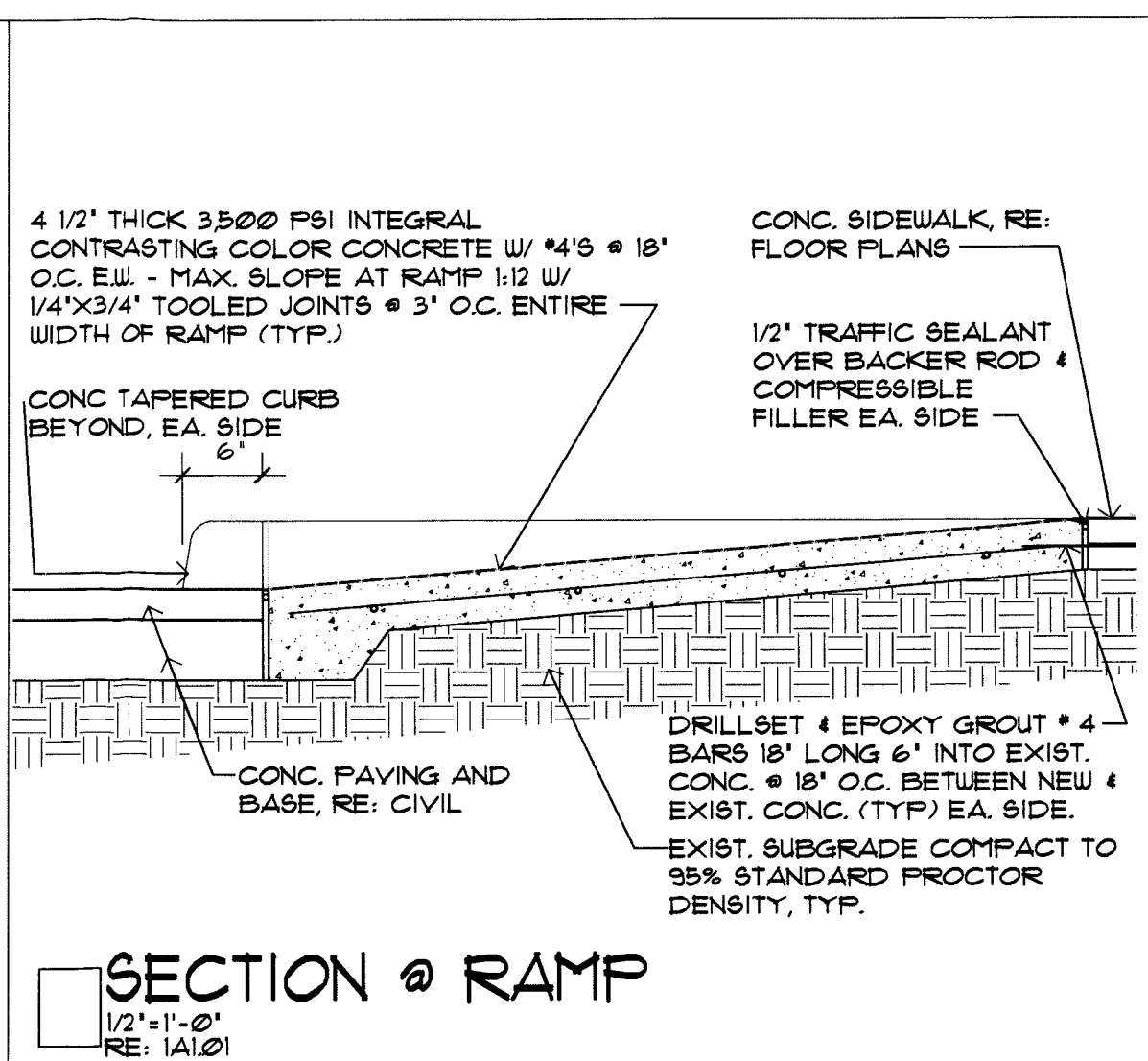
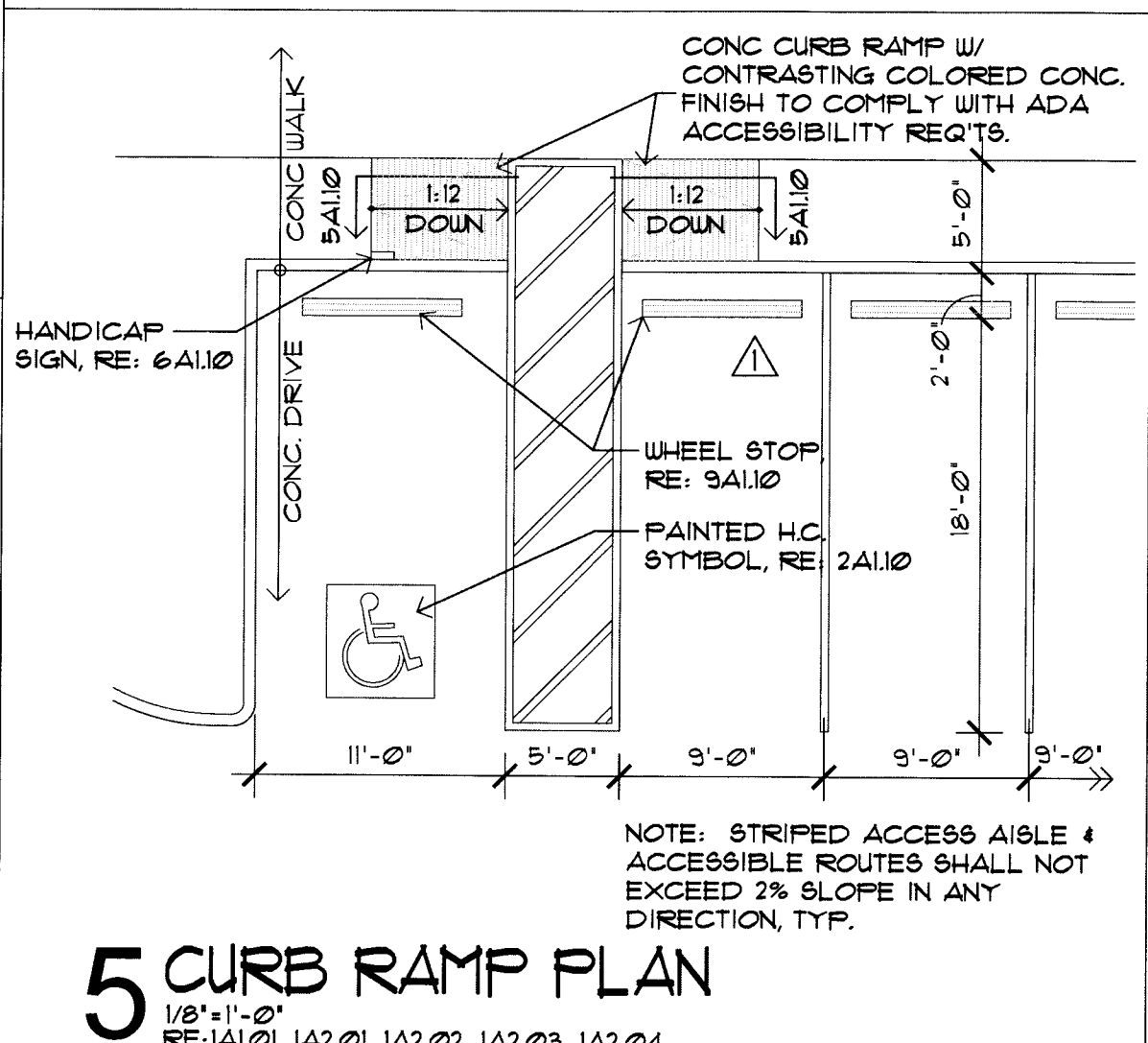
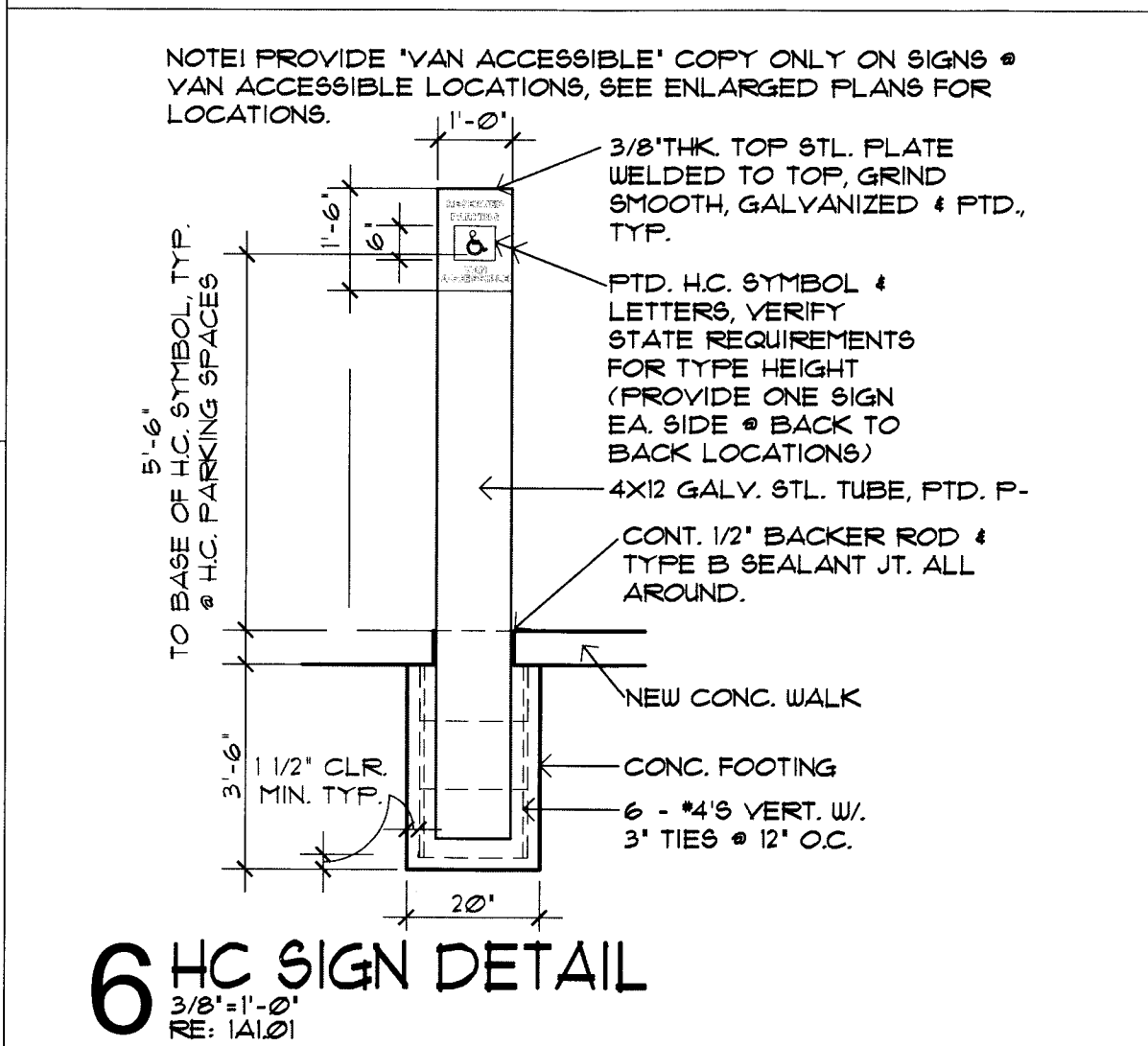
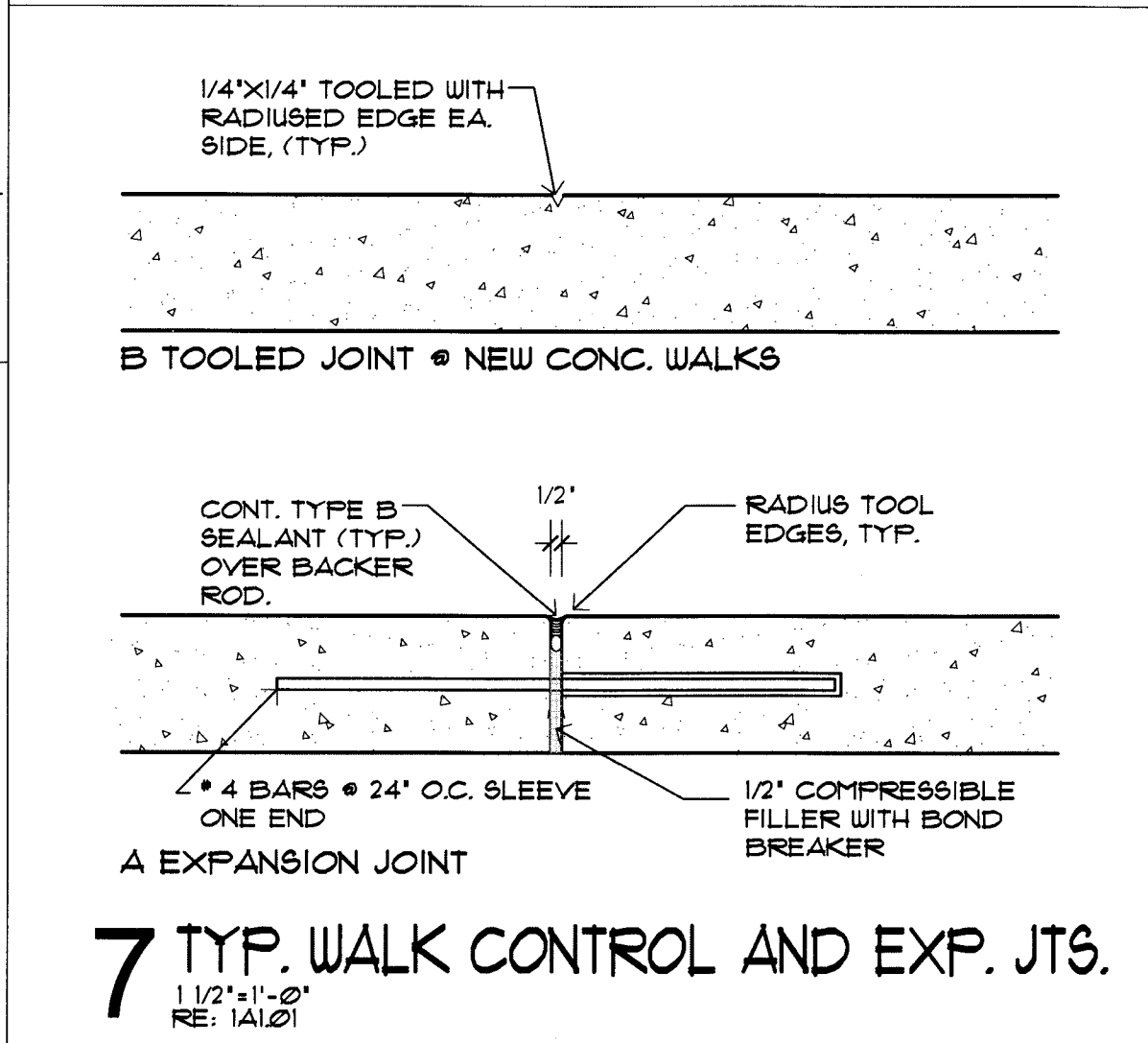
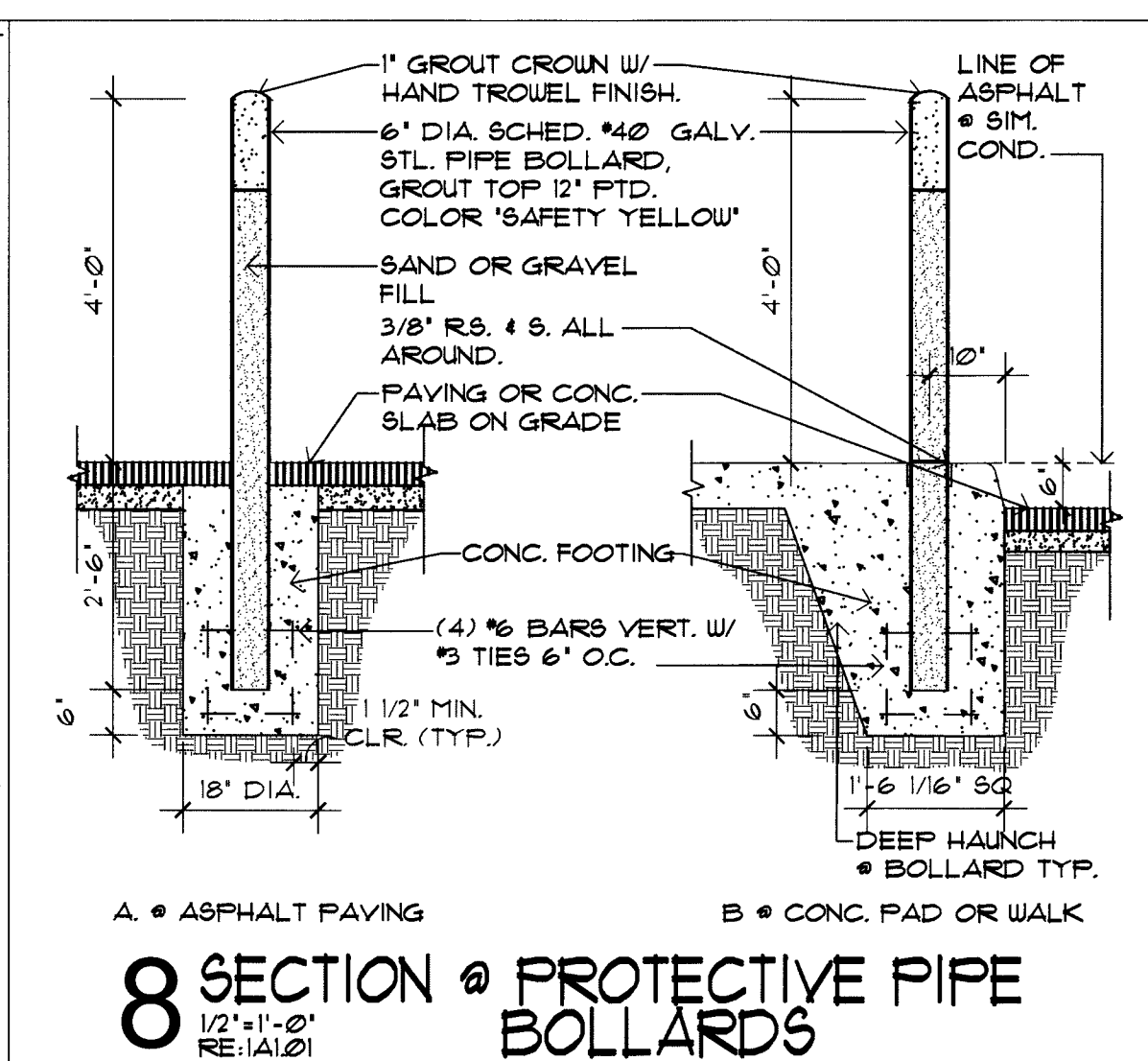
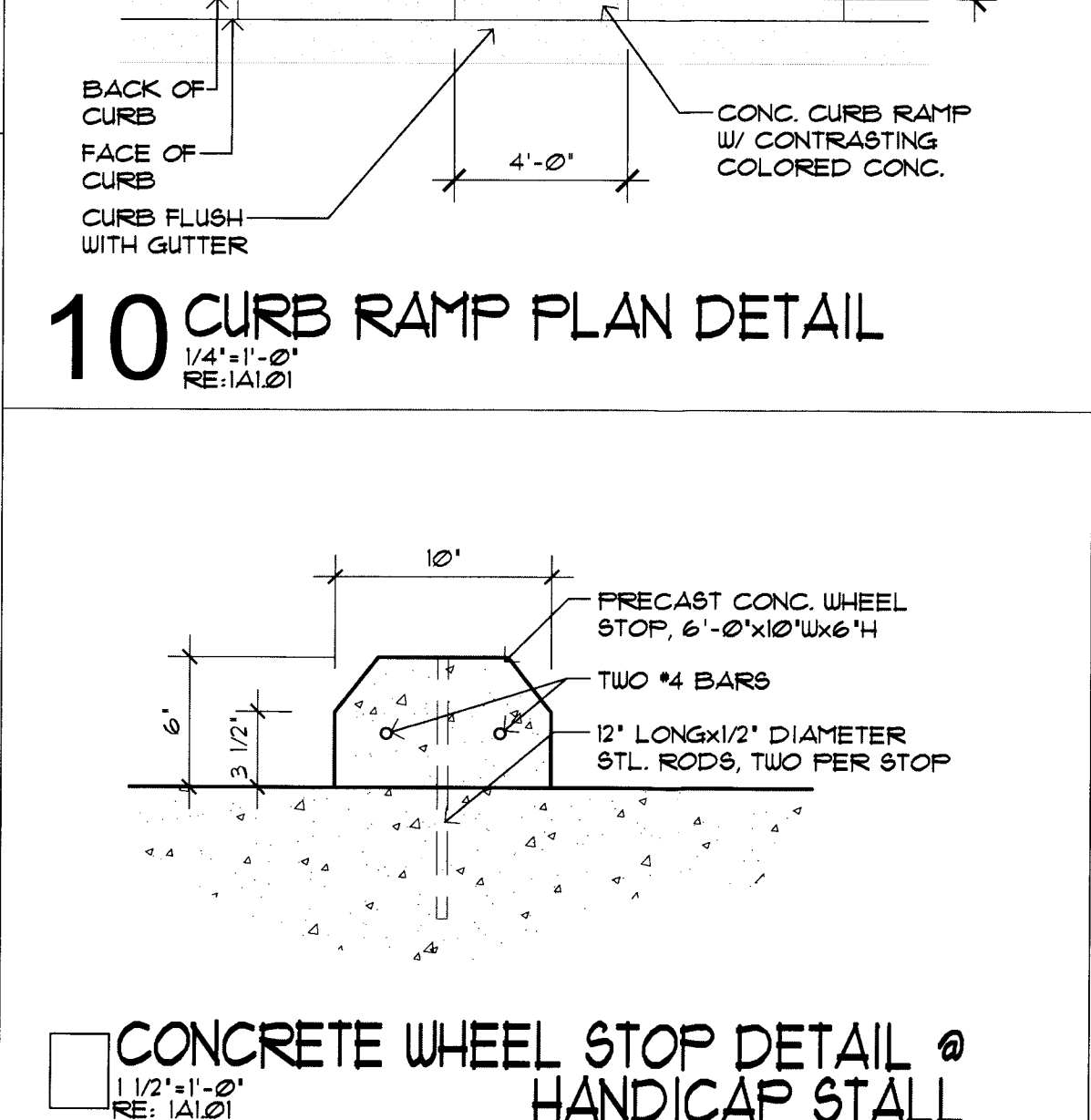
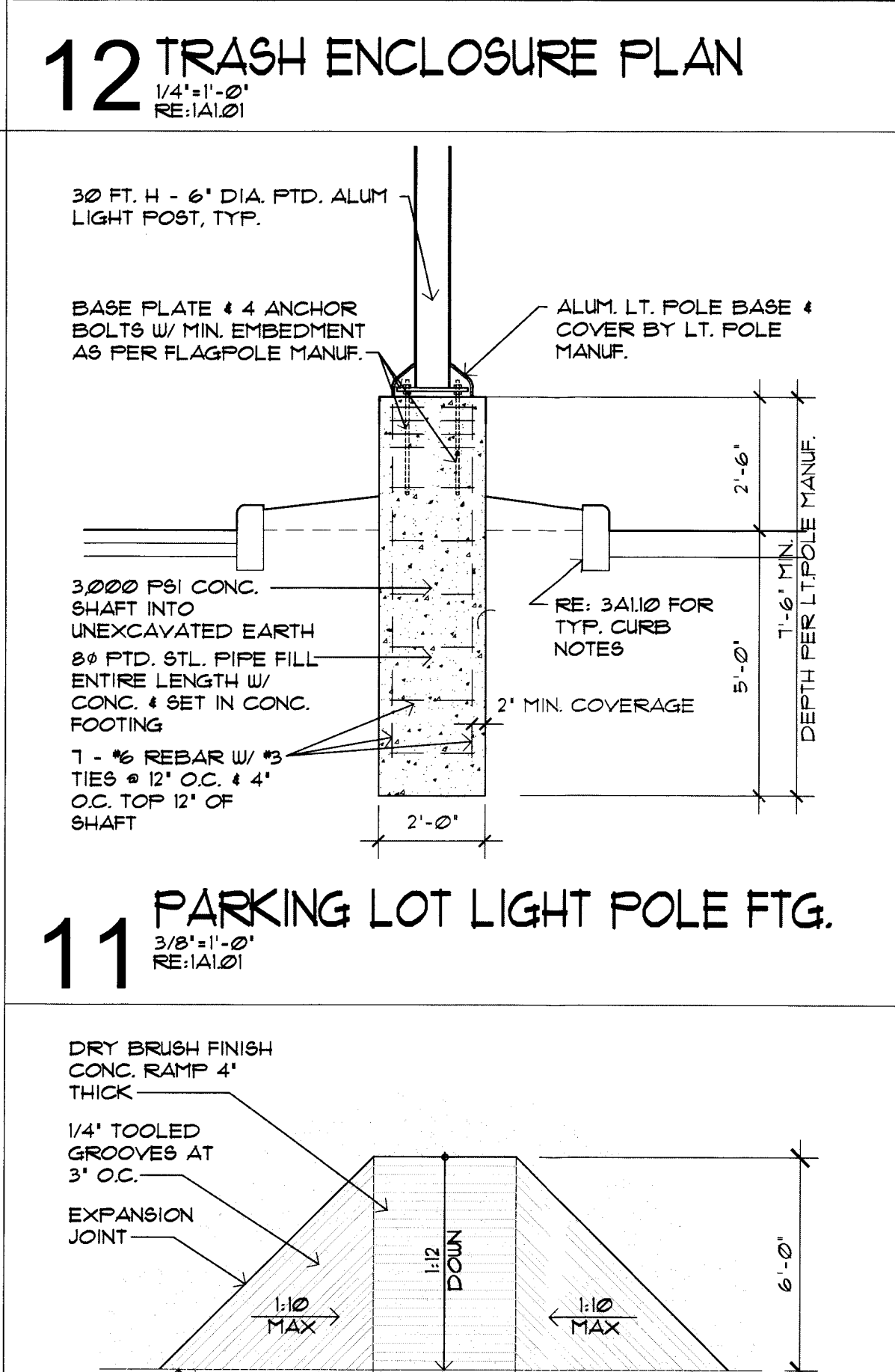
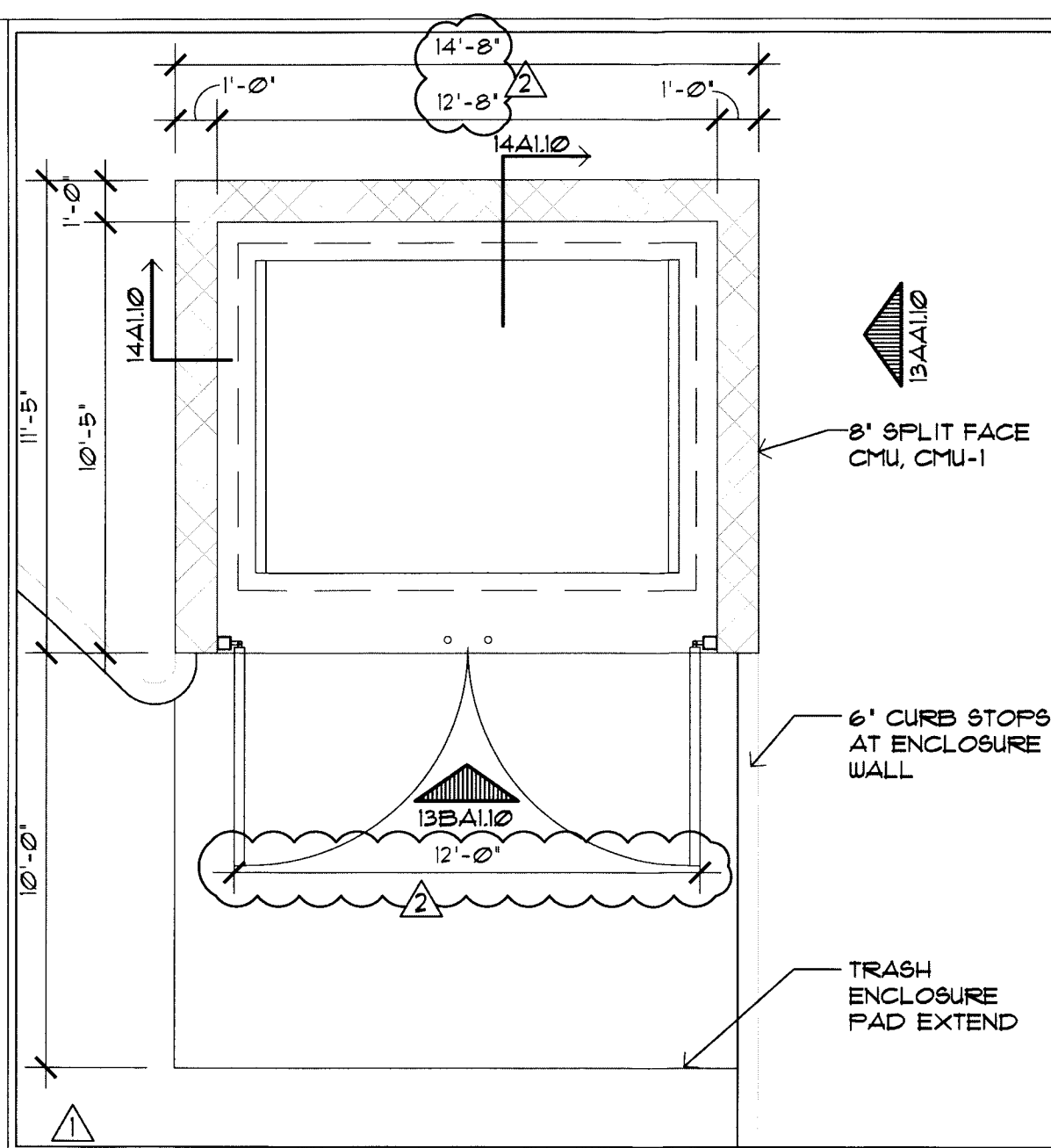
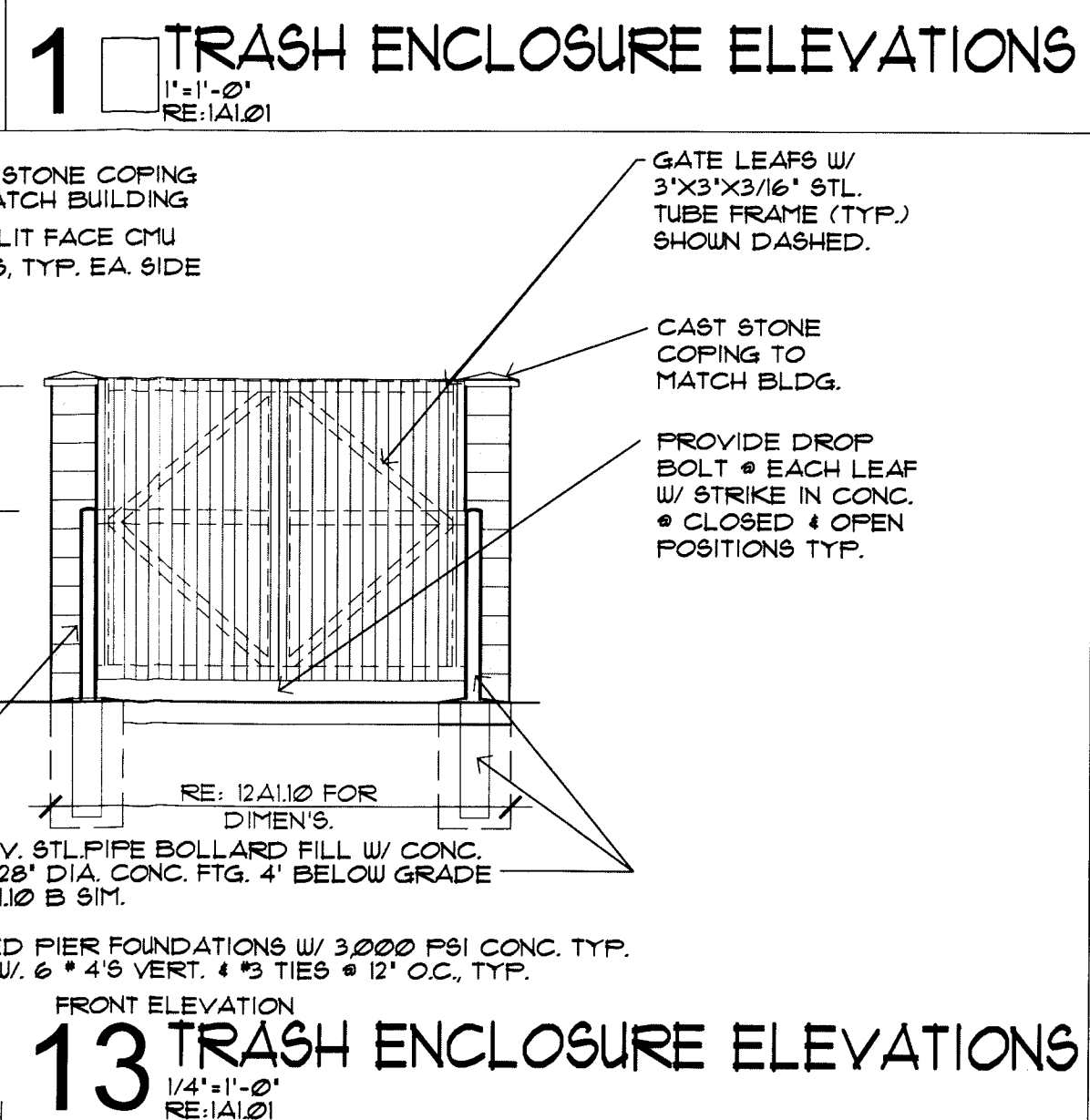
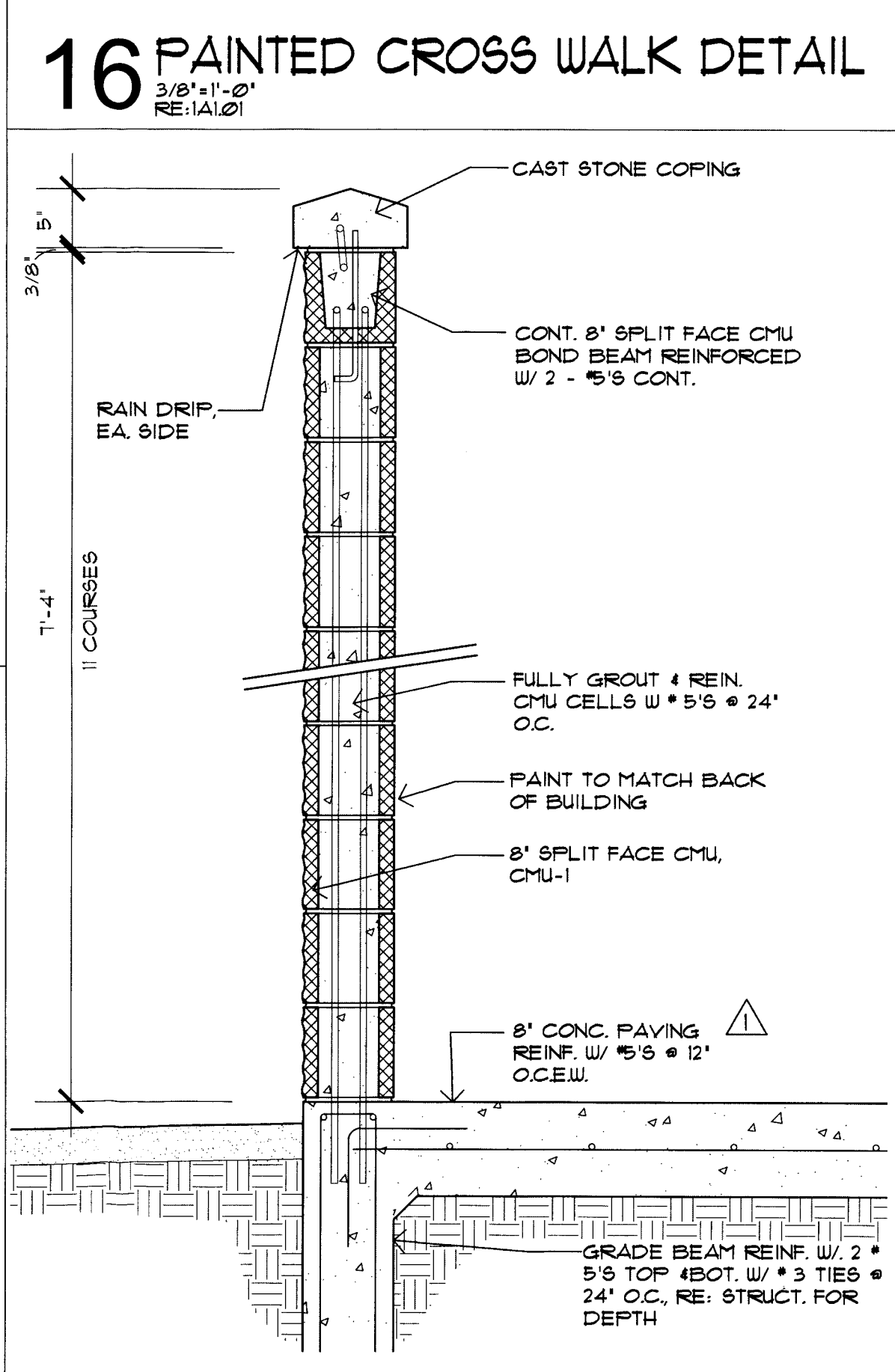
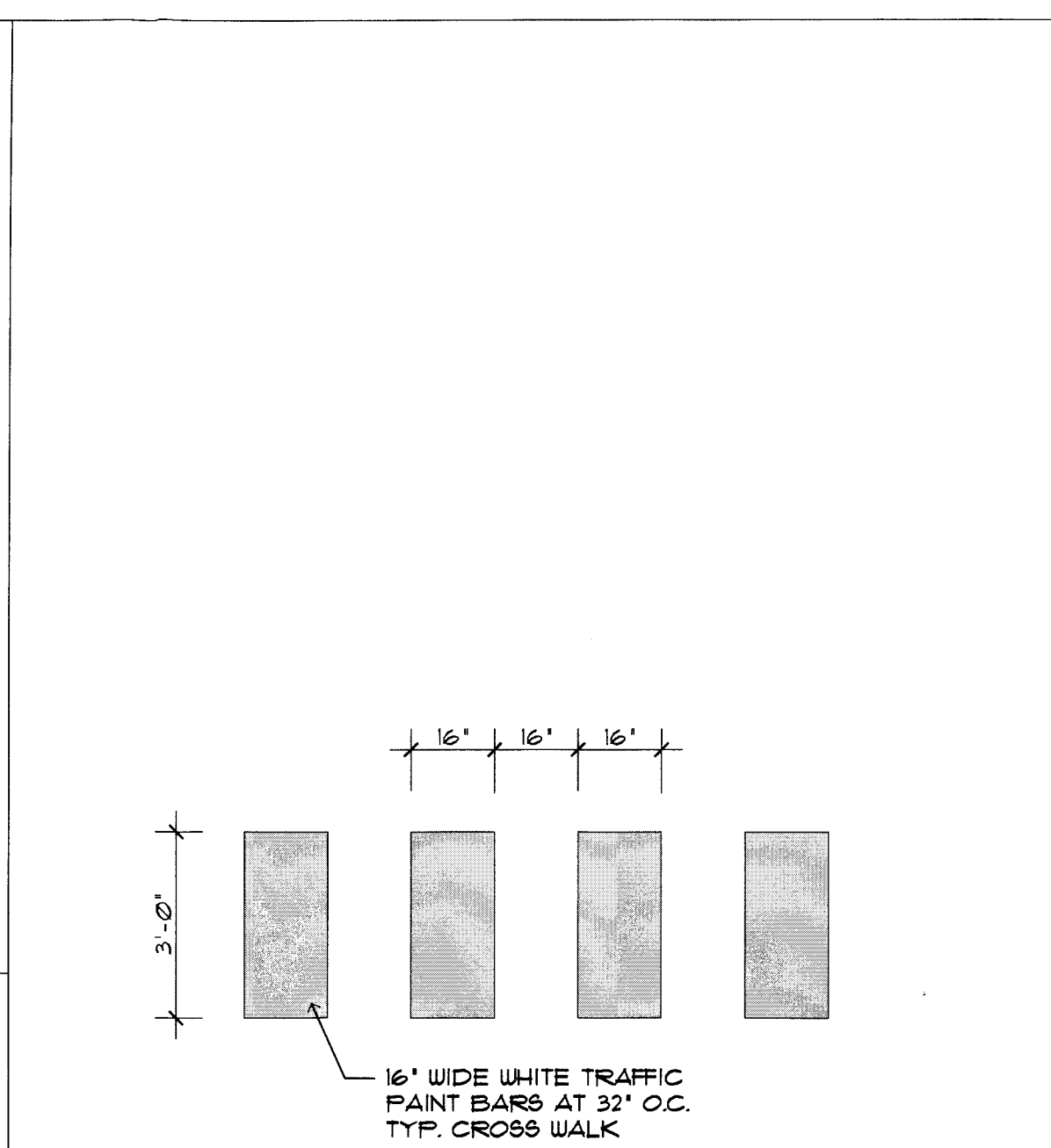
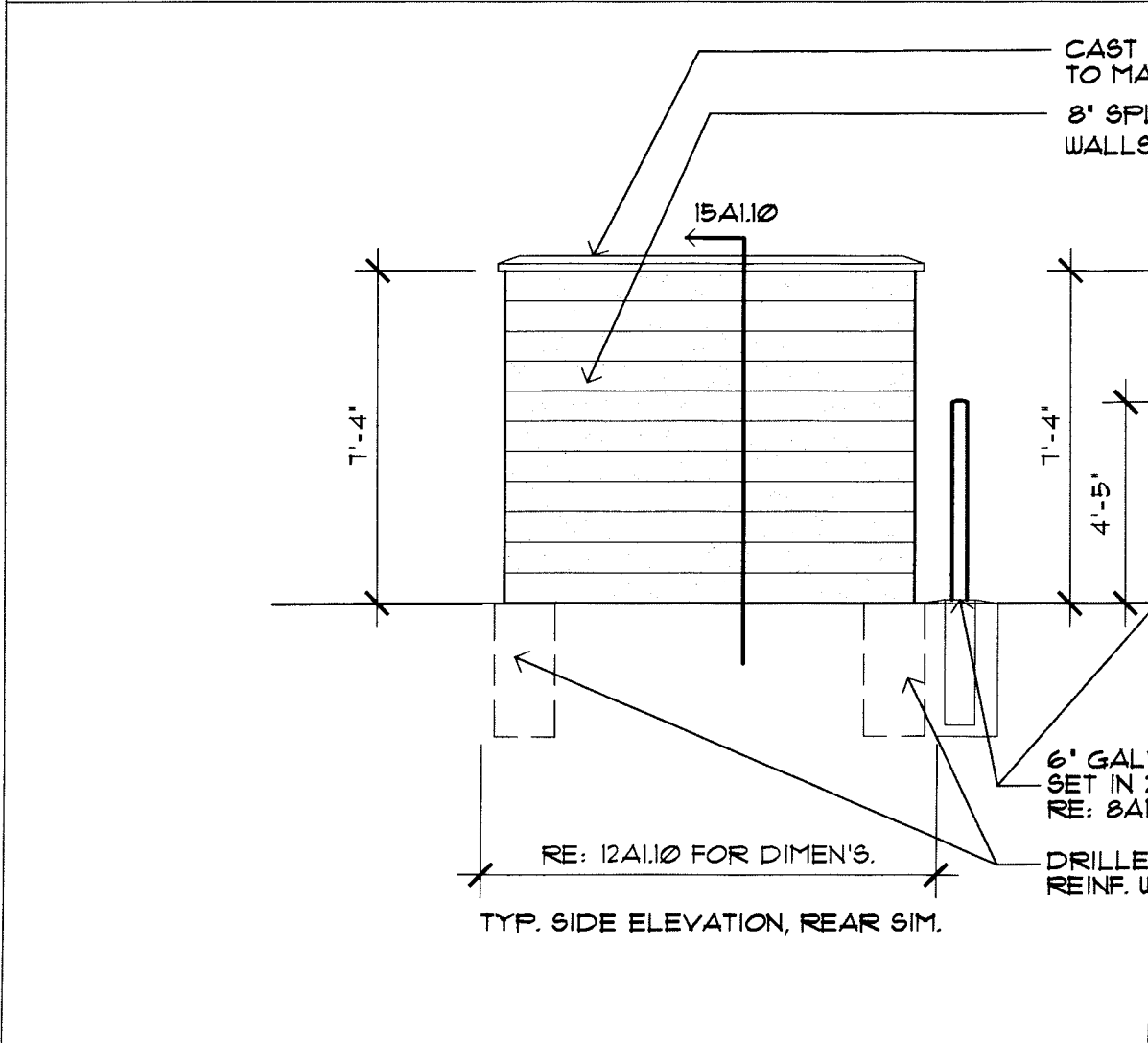
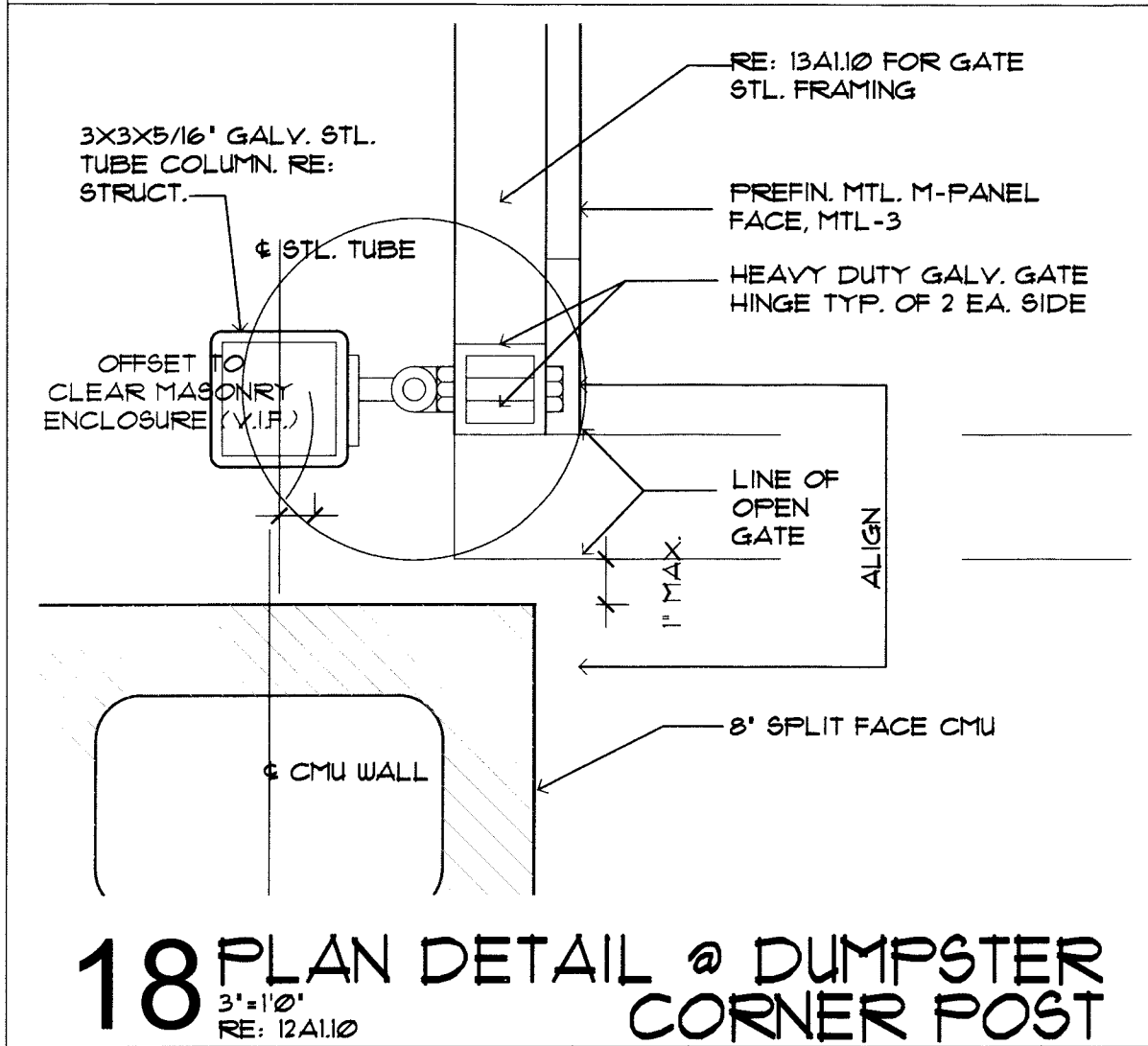
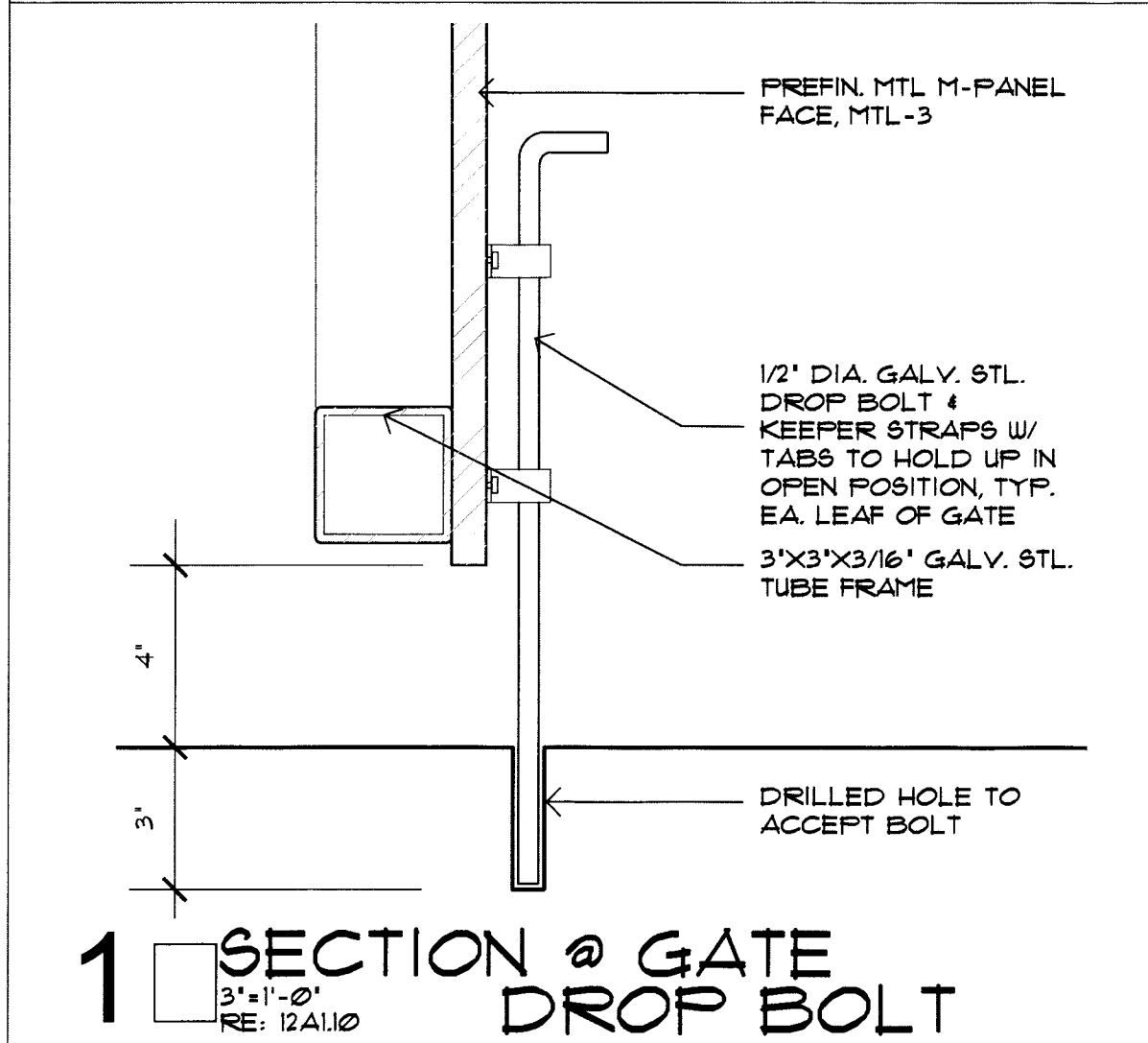
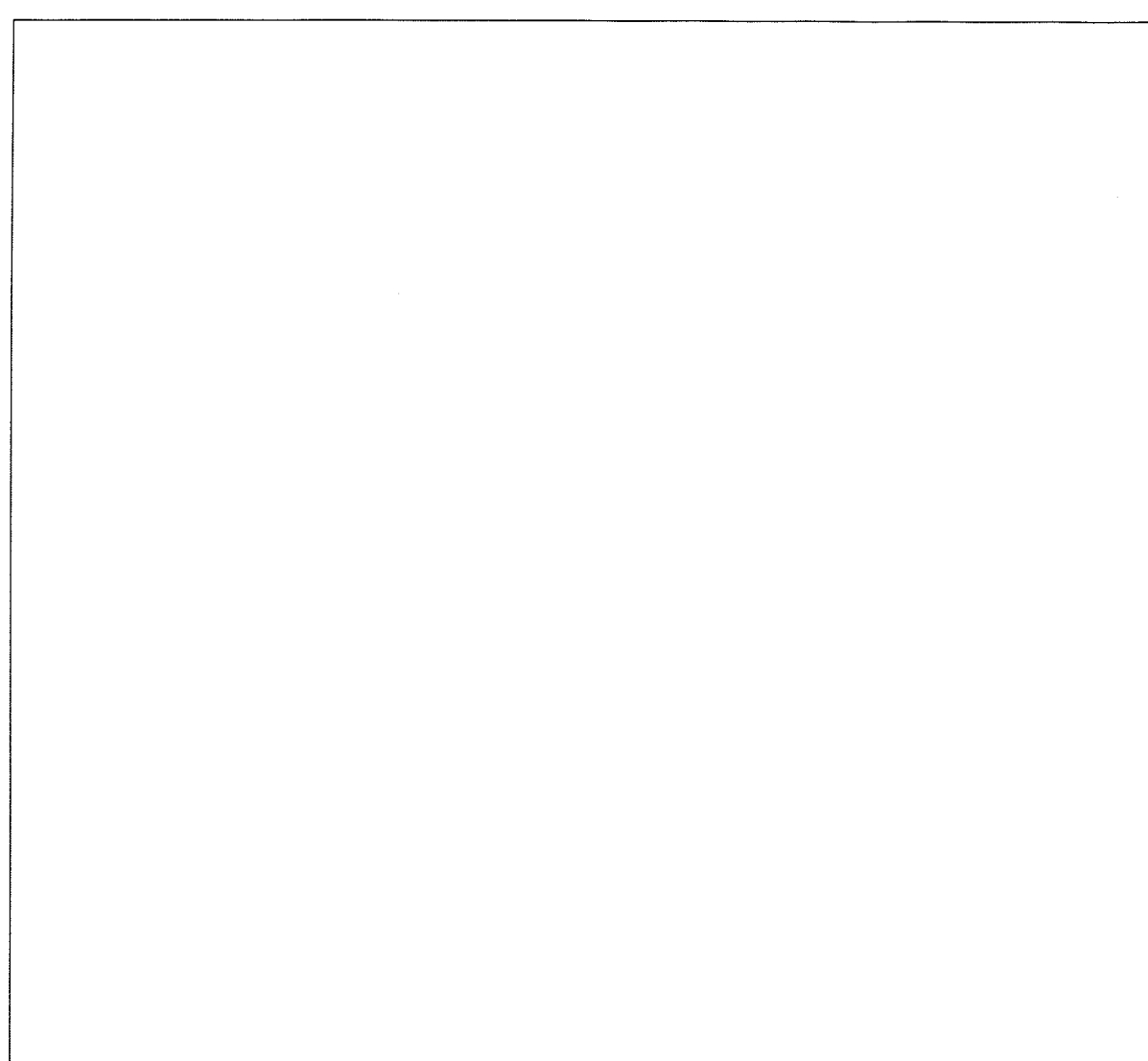
Owner Information:
Aggeland Chicken, LLC
Contact: Todd Scott
1:32 Overlook Ridge Dr.
Belton, TX 76513
o. 254.511.5158

MIKE TREADWAY ARCHITECT, INC.
2400 Avenida Drive, Suite 100
Houston, Texas 77057
PH: 713-953-1088
FAX: 713-953-1088

Sheet Title
Site Plan

Project: 15065
Date: 01/12/2016
Drawn: BL
Checked: MT
Sheet:

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OF



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11/06/2015

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2701 E STATE HIGHWAY 21
BRYAN, TX 77803

Owner Information:
Aggeland Chicken, LLC
Contact: Todd Scott
1.32 Overlook Ridge Dr.
Belton, TX 76513
o 254.511.1518

MIKE TREADWAY ARCHITECT, INC.
2400 Augusta Drive, Suite 100
Houston, Texas 77057
PH: 713-953-1985
FAX: 713-953-1068

MTA

Sheet Title
Site and Accessibility Details

Project: 15065
Date: 01/12/2016
Drawn: BL
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Sheet:

A1.10
Of

